

#7  
MAR 05 2007

**ORDINANCE NO. 3890**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED COMMERCIAL RETAIL, OFFICE, SINGLE-FAMILY, AND MULTI-FAMILY RESIDENTIAL (DVR06-0052 THE WATERS AT OCOTILLO) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

**SECTION I. Legal Description of Property:**

See Attachment 'A'

Said parcel is hereby rezoned from Planned Area Development (PAD) to Planned Area Development (PAD) Commercial Retail, Office, Single-family, and Multi-family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "THE WATERS AT OCOTILLO" kept on file in the City of Chandler Current Planning Division, in file number AP06-0006/DVR06-0052, except as modified by condition herein.

2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
8. Landscaping along all street fronts shall be in compliance with current Commercial Design Standards.
9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
10. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
11. All raceway signage shall be prohibited within the development.

12. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
13. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
14. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
15. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Waters at Ocotillo development shall use treated effluent to maintain open space, common areas, and landscape tracts.

16. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner, property owners' association, or homeowners' association.
17. The shared monument signs for parcel 7 shall be limited to reverse pan channel letters with halo illumination.
18. The applicant shall work with Staff to include additional Date Palm trees along the streetscape and a pedestrian colonnade at the parcel 8 office development that extends along the entire building frontage at Price and Dobson Roads.
19. The applicant shall work with Staff to provide an alternative design for the monument signs at the parcel 8 office development that incorporates similar design, materials, and colors of other monument signs within the development.
20. The multi-family units, including the garage court and condominium flats, shall be individual "for sale only" units at the time of the development.
21. Mexican fan palms (*Washingtonia robusta*) shall be prohibited throughout.
22. The applicant shall work with Staff to ensure that the bike paths and pedestrian paths throughout the neighborhood are accessible where it is necessary to have six foot wide paths.
23. The pedestrian bridges shall be designed at an equivalent standard or better than the Master Ocotillo development, with height clearances to accommodate local recreational boats.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_,  
2007.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3890 was duly passed and  
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the  
\_\_\_\_ day of \_\_\_\_\_, 2007, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

        GAP          
CITY ATTORNEY

PUBLISHED:

# Attachment "A"

**PARCEL NO. 1:**

**BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;  
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, ALONG THE  
NORTH LINE OF SAID SECTION 18, 567.49 FEET;  
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 987.34 FEET  
TO THE TRUE POINT OF BEGINNING, AND A POINT MARKING THE BEGINNING  
OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH  
68 DEGREES 30 MINUTES 08 SECONDS WEST, 3367.00 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
ANGLE OF 09 DEGREES 35 MINUTES 14 SECONDS, HAVING AN ARC DISTANCE  
OF 563.40 FEET;  
THENCE SOUTH 31 DEGREES 05 MINUTES 06 SECONDS WEST, 221.20 FEET;  
THENCE SOUTH 74 DEGREES 09 MINUTES 30 SECONDS WEST, 29.22 FEET TO  
A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL  
POINT OF WHICH BEARS SOUTH 26 DEGREES 20 MINUTES 20 SECONDS WEST,  
640.00 FEET;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A  
CENTRAL ANGLE OF 08 DEGREES 04 MINUTES 37 SECONDS, HAVING AN ARC  
DISTANCE OF 90.22 FEET;  
THENCE NORTH 71 DEGREES 44 MINUTES 17 SECONDS WEST, 363.00 FEET;  
THENCE NORTH 16 DEGREES 34 MINUTES 13 SECONDS EAST, 198.00 FEET;  
THENCE NORTH 24 DEGREES 03 MINUTES 06 SECONDS EAST, 240.00 FEET;  
THENCE NORTH 10 DEGREES 49 MINUTES 15 SECONDS EAST, 207.00 FEET;  
THENCE NORTH 01 DEGREE 36 MINUTES 28 SECONDS EAST, 55.00 FEET;  
THENCE NORTH 73 DEGREES 43 MINUTES 48 SECONDS EAST, 206.55 FEET;  
THENCE SOUTH 68 DEGREES 08 MINUTES 53 SECONDS EAST, 459.76 FEET TO  
THE TRUE POINT OF BEGINNING.**

**PARCEL NO. 2:**

**BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;  
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 1722.64 FEET  
ALONG THE NORTH LINE OF SAID SECTION 18;  
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 642.74 FEET  
TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 36 DEGREES 46 MINUTES 30 SECONDS EAST, 105.00 FEET;  
THENCE SOUTH 61 DEGREES 22 MINUTES 10 SECONDS EAST, 137.00 FEET;  
THENCE SOUTH 71 DEGREES 38 MINUTES 28 SECONDS EAST, 160.00 FEET;  
THENCE SOUTH 62 DEGREES 03 MINUTES 49 SECONDS EAST, 76.00 FEET;  
THENCE SOUTH 37 DEGREES 19 MINUTES 49 SECONDS EAST, 117.00 FEET;  
THENCE SOUTH 01 DEGREE 50 MINUTES 08 SECONDS EAST, 64.00 FEET;  
THENCE SOUTH 17 DEGREES 53 MINUTES 57 SECONDS WEST, 124.00 FEET;  
THENCE SOUTH 31 DEGREES 47 MINUTES 15 SECONDS WEST, 220.00 FEET;  
THENCE SOUTH 10 DEGREES 57 MINUTES 46 SECONDS WEST, 68.00 FEET;  
THENCE SOUTH 00 DEGREES 43 MINUTES 42 SECONDS EAST, 129.00 FEET;  
THENCE NORTH 71 DEGREES 44 MINUTES 17 SECONDS WEST, 131.50 FEET TO  
A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS  
OF 1960.00 FEET TO THE RIGHT;  
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12  
DEGREES 38 MINUTES 46 SECONDS, HAVING AN ARC DISTANCE OF 432.60  
FEET;  
THENCE NORTH 59 DEGREES 05 MINUTES 31 SECONDS WEST, 105.00 FEET;  
THENCE NORTH 23 DEGREES 33 MINUTES 16 SECONDS WEST, 43.01 FEET;  
THENCE NORTH 59 DEGREES 05 MINUTES 31 SECONDS WEST, 121.48 FEET;  
THENCE NORTH 13 DEGREES 10 MINUTES 19 SECONDS WEST, 27.83 FEET TO  
A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL  
POINT OF WHICH BEARS SOUTH 57 DEGREES 00 MINUTES 22 SECONDS EAST,  
2335.00 FEET;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A  
CENTRAL ANGLE OF 15 DEGREES 58 MINUTES 20 SECONDS, HAVING AN ARC  
DISTANCE OF 650.93 FEET TO THE TRUE POINT OF BEGINNING.**

PARCEL NO. 3:

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;  
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 1432.91 FEET  
ALONG THE NORTH LINE OF SAID SECTION 18;  
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 1612.24 FEET  
TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 53 DEGREES 03 MINUTES 30 SECONDS WEST, 68.00 FEET;  
THENCE SOUTH 33 DEGREES 16 MINUTES 50 SECONDS WEST, 45.00 FEET;  
THENCE SOUTH 03 DEGREES 22 MINUTES 55 SECONDS WEST, 280.00 FEET;  
THENCE SOUTH 11 DEGREES 09 MINUTES 31 SECONDS WEST, 80.00 FEET;  
THENCE SOUTH 51 DEGREES 55 MINUTES 22 SECONDS WEST, 40.00 FEET;  
THENCE NORTH 85 DEGREES 55 MINUTES 03 SECONDS WEST, 192.00 FEET;  
THENCE NORTH 60 DEGREES 03 MINUTES 14 SECONDS WEST, 108.00 FEET;  
THENCE SOUTH 75 DEGREES 36 MINUTES 26 SECONDS WEST, 135.00 FEET;  
THENCE SOUTH 40 DEGREES 20 MINUTES 00 SECONDS WEST, 74.00 FEET TO  
A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL  
POINT OF WHICH BEARS SOUTH 43 DEGREES 31 MINUTES 09 SECONDS WEST,  
640.00 FEET;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A  
CENTRAL ANGLE OF 26 DEGREES 33 MINUTES 41 SECONDS, HAVING AN ARC  
DISTANCE OF 296.69 FEET;  
THENCE NORTH 37 DEGREES 01 MINUTES 05 SECONDS WEST, 41.09 FEET TO  
A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL  
POINT OF WHICH BEARS SOUTH 14 DEGREES 05 MINUTES 35 SECONDS WEST,  
665.00 FEET;  
THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL  
ANGLE OF 02 DEGREES 51 MINUTES 53 SECONDS, HAVING AN ARC DISTANCE  
OF 33.25 FEET;  
THENCE NORTH 78 DEGREES 46 MINUTES 18 SECONDS WEST, 95.69 FEET;  
THENCE NORTH 32 DEGREES 51 MINUTES 06 SECONDS WEST, 27.83 FEET TO  
A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL  
POINT OF WHICH BEARS SOUTH 76 DEGREES 41 MINUTES 09 SECONDS EAST,  
A DISTANCE OF 2335.00 FEET;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL  
ANGLE OF 15 DEGREES 30 MINUTES 28 SECONDS, HAVING AN ARC DISTANCE  
OF 632.00 FEET;  
THENCE NORTH 74 DEGREES 59 MINUTES 16 SECONDS EAST, 27.83 FEET;  
THENCE SOUTH 59 DEGREES 05 MINUTES 31 SECONDS EAST, 121.48 FEET;  
THENCE NORTH 85 DEGREES 22 MINUTES 13 SECONDS EAST, 43.01 FEET;  
THENCE SOUTH 59 DEGREES 05 MINUTES 31 SECONDS EAST, 105.00 FEET TO  
A POINT MARKING THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS  
OF 2040.00 FEET TO THE LEFT;  
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  
12 DEGREES 38 MINUTES 46 SECONDS, HAVING AN ARC DISTANCE OF 450.26  
FEET;  
THENCE SOUTH 71 DEGREES 44 MINUTES 17 SECONDS EAST, 134.03 FEET TO  
THE TRUE POINT OF BEGINNING.

**PARCEL NO. 4:**

**BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;  
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 1417.73 FEET  
ALONG THE NORTH LINE OF SAID SECTION 18;  
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 1617.20 FEET  
TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 71 DEGREES 44 MINUTES 17 SECONDS EAST, 370.53 FEET TO  
A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS  
OF 560.00 FEET TO THE RIGHT;  
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  
62 DEGREES 40 MINUTES 11 SECONDS, HAVING AN ARC DISTANCE OF 612.53  
FEET;  
THENCE SOUTH 73 DEGREES 03 MINUTES 05 SECONDS WEST, 87.00 FEET;  
THENCE NORTH 85 DEGREES 55 MINUTES 11 SECONDS WEST, 443.00 FEET;  
THENCE NORTH 77 DEGREES 23 MINUTES 17 SECONDS WEST, 90.00 FEET;  
THENCE NORTH 66 DEGREES 35 MINUTES 45 SECONDS WEST, 162.00 FEET;  
THENCE NORTH 38 DEGREES 38 MINUTES 06 SECONDS WEST, 80.00 FEET;  
THENCE NORTH 10 DEGREES 30 MINUTES 44 SECONDS EAST, 208.00 FEET;  
THENCE NORTH 02 DEGREES 24 MINUTES 23 SECONDS WEST, 60.00 FEET;  
THENCE NORTH 18 DEGREES 09 MINUTES 01 SECONDS EAST, 150.00 FEET TO  
THE TRUE POINT OF BEGINNING.**

PARCEL NO. 5:

BEING A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;  
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 683.48 FEET,  
ALONG THE NORTH LINE OF SAID SECTION 18;  
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 2199.03 FEET  
TO THE TRUE POINT OF BEGINNING AND TO A POINT MARKING THE BEGINNING  
OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH  
83 DEGREES 25 MINUTES 29 SECONDS WEST, 560.00 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A  
CENTRAL ANGLE OF 98 DEGREES 17 MINUTES 59 SECONDS, HAVING AN ARC  
DISTANCE OF 960.76 FEET;  
THENCE NORTH 01 DEGREE 43 MINUTES 27 SECONDS EAST, 180.00 FEET;  
THENCE NORTH 21 DEGREES 33 MINUTES 26 SECONDS WEST, 79.99 FEET;  
THENCE NORTH 08 DEGREES 19 MINUTES 56 SECONDS WEST, 103.54 FEET;  
THENCE NORTH 22 DEGREES 39 MINUTES 09 SECONDS EAST, 193.29 FEET;  
THENCE NORTH 72 DEGREES 38 MINUTES 35 SECONDS EAST, 67.59 FEET;  
THENCE NORTH 86 DEGREES 36 MINUTES 16 SECONDS EAST, 59.17 FEET;  
THENCE SOUTH 86 DEGREES 02 MINUTES 40 SECONDS EAST, 100.70 FEET;  
THENCE SOUTH 74 DEGREES 50 MINUTES 32 SECONDS EAST, 112.00 FEET;  
THENCE NORTH 75 DEGREES 38 MINUTES 07 SECONDS EAST, 90.00 FEET;  
THENCE NORTH 50 DEGREES 22 MINUTES 04 SECONDS EAST, 103.00 FEET;  
THENCE NORTH 71 DEGREES 14 MINUTES 04 SECONDS EAST, 41.23 FEET TO  
THE TRUE POINT OF BEGINNING.

PARCEL NO. 6:

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;  
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, ALONG THE  
NORTH LINE OF SAID SECTION 18, 1924.09 FEET;  
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 2239.49 FEET  
TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 54 DEGREES 27 MINUTES 35 SECONDS EAST, 165.94 FEET;  
THENCE NORTH 78 DEGREES 16 MINUTES 45 SECONDS EAST, 92.18 FEET;  
THENCE SOUTH 87 DEGREES 57 MINUTES 27 SECONDS EAST, 256.14 FEET;  
THENCE SOUTH 61 DEGREES 48 MINUTES 05 SECONDS EAST, 141.46 FEET;  
THENCE SOUTH 21 DEGREES 50 MINUTES 19 SECONDS EAST, 69.54 FEET;  
THENCE SOUTH 19 DEGREES 35 MINUTES 37 SECONDS WEST, 158.94 FEET;  
THENCE SOUTH 39 DEGREES 01 MINUTE 21 SECONDS WEST, 79.08 FEET;  
THENCE SOUTH 59 DEGREES 29 MINUTES 11 SECONDS WEST, 97.31 FEET;  
THENCE SOUTH 40 DEGREES 02 MINUTES 56 SECONDS WEST, 115.68 FEET;  
THENCE NORTH 68 DEGREES 35 MINUTES 04 SECONDS WEST, 114.66 FEET;  
THENCE SOUTH 54 DEGREES 00 MINUTES 03 SECONDS WEST, 40.00 FEET TO  
A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL  
POINT OF WHICH BEARS NORTH 54 DEGREES 00 MINUTES 03 SECONDS EAST,  
560.00 FEET;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A  
CENTRAL ANGLE OF 03 DEGREES 06 MINUTES 02 SECONDS, HAVING AN ARC  
DISTANCE OF 30.30 FEET;  
THENCE NORTH 32 DEGREES 53 MINUTES 55 SECONDS WEST, 394.37 FEET  
TO THE POINT OF BEGINNING.

**PARCEL NO. 7:**

**BEING A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18;  
THENCE NORTH 89 DEGREES 50 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, 222.89 FEET;  
THENCE NORTH 00 DEGREES 09 MINUTES 04 SECONDS WEST, 2651.34 FEET, TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 04 DEGREES 08 MINUTES 15 SECONDS WEST, 75.09 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 2335.00 FEET TO THE RIGHT;  
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 16 MINUTES 48 SECONDS, HAVING AN ARC DISTANCE OF 541.20 FEET;  
THENCE NORTH 55 DEGREES 18 MINUTES 29 SECONDS EAST, 27.83 FEET;  
THENCE SOUTH 78 DEGREES 46 MINUTES 18 SECONDS EAST, 95.69 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 535.00 FEET TO THE RIGHT;  
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 51 MINUTES 53 SECONDS, HAVING AN ARC DISTANCE OF 26.75 FEET;  
THENCE NORTH 63 DEGREES 07 MINUTES 40 SECONDS EAST, 37.07 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 16 DEGREES 57 MINUTES 28 SECONDS WEST, 560.00 FEET;  
THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40 DEGREES 08 MINUTES 37 SECONDS, HAVING AN ARC DISTANCE OF 392.36 FEET;  
THENCE SOUTH 32 DEGREES 53 MINUTES 55 SECONDS EAST, 425.26 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 640.00 FEET TO THE LEFT;  
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 43 MINUTES 57 SECONDS, HAVING AN ARC DISTANCE OF 41.69 FEET;  
THENCE NORTH 89 DEGREES 58 MINUTES 31 SECONDS WEST, 755.67 FEET TO THE POINT OF BEGINNING.**

**Parcel No. 8 (Revised Parcel 4 at Ocotillo):**

That portion of the North half of Section 18, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; described as follows:

Commencing at the North quarter corner of said Section 18;

Thence South 89 degrees 50 minutes 51 seconds East (assumed bearing), along the North line of said Section 18, 848.18 feet;

Thence South 00 degrees 09 minutes 09 seconds West, 506.19 feet to the point of beginning;

Thence South 05 degrees 13 minutes 07 seconds West, 28.61 feet to a point marking the beginning of a non-tangent curve, the central point of which bears South 40 degrees 40 minutes 18 seconds East, 2465.00 feet;

Thence along the arc of said curve, through a central angle of 36 degrees 07 minutes 27 seconds, an arc distance of 1554.15 feet;

Thence South 57 degrees 06 minutes 00 seconds West, 28.71 feet;

Thence North 73 degrees 46 minutes 18 seconds West, 270.56 feet to a point marking the beginning of a tangent curve to the right, having a radius of 1185.00;

Thence along the arc of said curve, through a central angle of 12 degrees 20 minutes 48 seconds, an arc distance of 255.36 feet;

Thence North 21 degrees 45 minutes 28 seconds East, 230.00 feet;

Thence North 43 degrees 35 minutes 26 seconds East, 64.76 feet;

Thence North 05 degrees 41 minutes 22 seconds West, 121.02 feet;

Thence North 18 degrees 46 minutes 04 seconds East, 36.56 feet;

Thence North 43 degrees 23 minutes 20 seconds East, 123.23 feet

Thence North 27 degrees 08 minutes 27 seconds East, 89.00 feet;

Thence North 21 degrees 18 minutes 04 seconds East, 245.68 feet;

Thence North 39 degrees 38 minutes 57 seconds East, 117.15 feet;

Thence North 58 degrees 30 minutes 45 seconds East, 423.98 feet;

Thence North 77 degrees 04 minutes 33 seconds East, 155.59 feet;

Thence North 87 degrees 40 minutes 15 seconds East, 121.80 feet;

Thence South 08 degrees 20 minutes 31 seconds East, 38.25 feet;

Thence South 49 degrees 58 minutes 31 seconds East, 104.82 feet;

Thence North 46 degrees 52 minutes 59 seconds East, 224.65 feet;

Thence North 70 degrees 34 minutes 27 seconds East, 26.50 feet to the point of beginning.